

# CITY OF JERSEY CITY

280 Grove Street  
Jersey City, New Jersey 07302



Robert Byrne, R.M.C., City Clerk  
Sean J. Gallagher, R.M.C., Deputy City Clerk  
Irene G. McNulty, R.M.C., Deputy City Clerk



Rolando R. Lavarro, Jr., Councilperson-at-Large  
Daniel Rivera, Councilperson-at-Large  
Joyce E. Watterman, Councilperson-at-Large  
Denise Ridley, Councilperson, Ward A  
Mira Prinz-Arey, Councilperson, Ward B  
Richard Boggiano, Councilperson, Ward C  
Michael Yun, Councilperson, Ward D  
James Solomon, Councilperson, Ward E  
Jermaine D. Robinson, Councilperson, Ward F

## Agenda Regular Meeting of the Municipal Council THURSDAY, January 24, 2019 at 6:00 p.m.

**Please Note:** The next caucus meeting of Council is scheduled for Monday, February 11, 2019 at **5:30 p.m.** in the Efrain Rosario Memorial Caucus Room, City Hall.

The next regular meeting of Council is scheduled for **THURSDAY**, February 14, 2019 at **6:00 p.m.** in the Anna and Anthony R. Cucci Memorial Council Chambers, City Hall. A pre-meeting caucus may be held in the Efrain Rosario Memorial Caucus Room, City Hall.

1. (a) **INVOCATION:**
- (b) **ROLL CALL:**
- (c) **SALUTE TO THE FLAG:**
- (d) **STATEMENT IN COMPLIANCE WITH SUNSHINE LAW:**

City Clerk Robert Byrne stated on behalf of the Municipal Council. "In accordance with the New Jersey P.L. 1975, Chapter 231 of the Open Public Meetings Act (Sunshine Law), adequate notice of this meeting was provided by mail and/or fax to The Jersey Journal and The Reporter. Additionally, the **annual notice** was posted on the bulletin board, first floor of City Hall and filed in the Office of the City Clerk on Thursday, December 20, 2018, indicating the schedule of Meetings and Caucuses of the Jersey City Municipal Council for the calendar year 2019.

The Agenda of this meeting was disseminated on **Thursday, January 17, 2019 at 4:00 p.m.** to the Municipal Council, Mayor and Business Administrator of Jersey City. It was similarly disseminated to The Jersey City Reporter and The Jersey Journal.

2. **Bid Reception: None**

**\*\*CONSENT AGENDA**

All items listed on the meeting calendar with an asterisk (or asterisks) are considered routine by the municipal council and will be enacted by one motion (and roll call) without separate discussion of each item. If discussion is desired on any item and permitted by the council, that item will be considered separately.

Consent Agenda adopted by Ordinance J-636 and supplemented by Ordinance C-248.

Please understand that all documents listed in the consent agenda are available for public perusal at this meeting.

<b>*3.</b>	<b>ORDINANCE HEARING</b>	<b>FIRST READING</b>	<b>CITY CLERK FILE</b>
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| a. | An ordinance authorizing the City of Jersey City, as tenant to extend for a one year term a lease agreement with 18 Ash Street Realty, LLC., as landlord for space located at 46 State Street, Jersey City.            | Ord. 19-007 |
| b. | Ordinance authorizing the acquisition of Block 22502, Lots 36 and 37, more commonly known by the street address of 347-349 & 351-355 Martin Luther King Drive, respectively from the Jersey City Redevelopment Agency. | Ord. 19-008 |

<b>*4.</b>	<b>ORDINANCE HEARING</b>	<b>SECOND READING</b>	<b>CITY CLERK FILE</b>
Introduced-9-0-	a. Ordinance supplementing Chapter 122 (Public Assemblies) of the Jersey City Municipal Code implementing specific permit requirements for Special Improvement Districts.		Ord. 19-001 Intro. 01.09.19
Introduced-8-1- Boggiano: nay	b. An ordinance supplementing Chapter 332(Vehicles and Traffic) Article III (Parking, Standing and Stopping) of the Jersey City Code amending Section 332-24 (Parking Prohibited Certain Hours) designating the west side of Grand Street from Colden Street to Prior Street as No Parking 7:00 a.m. to 9:00 a.m. and 3:00 p.m. to 5:00 p.m., School Days.		Ord. 19-002 Intro. 01.09.19
Introduced-9-0-	c. An ordinance supplementing Chapter 332 (Vehicles and Traffic) Article III (Parking, Standing and Stopping) Amending the Jersey City Municipal Code; Section 332-22 (No Parking Any Time) designating 25 feet at the entrance to 140 Bay Street as No Parking Any Time .		Ord. 19-003 Intro. 01.09.19
Introduced-9-0-	d. Ordinance amending §257-6 (Property Transfers), and Chapter 332 (Vehicles & Traffic) Article VII (Metered Parking), and Article VIII (Permit Parking), of the Jersey City Municipal Code.		Ord. 19-006 Intro. 01.09.19

**\*\* 5.**

**PUBLIC REQUEST FOR HEARING**

1. LaVern Washington
2. Edward Perkins
3. Dwayne Baskerville
4. Daniel Sicardi
5. Yvonne Balcer
6. Michele Fredericks

**NOTE: THE FOLLOWING ARE AVAILABLE UPON REQUEST FROM THE OFFICE OF THE CITY CLERK**

**\*\*6. PETITIONS AND COMMUNICATIONS**

- a. Letter dated December 20, 2018 from Anand Agarwal, PE., Project Manager, McLaren Engineering Group to Robert Byrne, City Clerk re: Liberty Landing - Travel lift facility expansion.
- b. Letter dated December 19, 2018 from Gary Landis, SSE, President, GECP, Inc., to Neighbors of 202 Merseles Street (200ft radius) re: Public Notification 202 Merseles St, Jersey City.
- c. Letter dated January 3, 2019 from Wayne C. Howitz, Assistant Director NJDEP to Maria Kaouris, Remediation Manager Honeywell re: Approval, Restricted use for groundwater, Hudson County Chromate (HCC) Study Area 5, HCC Site 117, Jersey City.
- d. Letter dated January 3, 2019 from Wayne C. Howitz, Assistant Director NJDEP to Maria Kaouris, Remediation Manager Honeywell re: Approval, Restricted use for groundwater, Hudson County Chromate (HCC) Study Area 5, HCC Site 90 & 184, Jersey City.
- e. Letter dated January 4, 2019 from William S. Hose, Assistant Director, Remediation Review Element to Kinsey Sale, Executive Director 198 Van Vorst Street, LLC., New York, NY re: Soil Remedial Action Permit, Bel Fuse, Inc., 196-198 Van Vorst Street, Jersey City.
- f. Letter dated January 8, 2019 from William S. Hose, Assistant Director, Remediation Review Element to Tarrunum Murad, CEO Tramz Hotels Group, Watchung, NJ re: Soil Remedial Action Permit, Liberty Harbor North, former Flintkote Site, 33 Park View Avenue, Jersey City.
- g. Letter dated January 2, 2019 from Yacoub Yacoub, Bureau Chief Unregulated Heating Oil Tank Program to Lionel Cruz, LC Realty Investments, LLC., Elizabeth, NJ re: One 550 gallon #2 heating Oil Underground Storage Tank System, 108 Astor Place, Jersey City.
- h. Letter dated January 3, 2019 from Yacoub Yacoub, Bureau Chief Unregulated Heating Oil Tank Program to Ken Wong June, Van Nostrand Avenue, LLC., Staten Island, NY re: One 1000 gallon #2 heating Oil Underground Storage Tank System, 75.5 Martin Luther King Drive, Jersey City.
- i. Letter dated December 31, 2018 from Daniel D. Lattanzi, LSRP., First Environment to Brett Meringoff, Roseville Avenue Redevelopment Urban Renewal, LLC., re: Response Action Outcome, 391-413 Montgomery Street, Jersey City.

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**\*\*6. PETITIONS AND COMMUNICATIONS**

- j. Letter dated January 8, 2019 from Keith Gagnon, LSRP., Consulting, LLC., to Fabuwood Cabinetry Corp., 99 Caven Point Road, Jersey City re: Response Action Outcome, 99 Caven Point Road, Jersey City.
- k. Letter dated January 10, 2019 from William S. Hose, Assistant Director, Remediation Review Element to Tarrunum Murad, CEO Tramz Hotels Group, Watchung, NJ re: Soil Remedial Action Permit, Liberty Harbor North, former Flintkote Site, 33 Park View Avenue, Jersey City.
- l. Letter dated January 9, 2019 from Adam G. Silfen, Senior Managing Director, Newport Office Center VI Urban Renewal Co., LLC., to Robert Byrne, City Clerk re: Termination of financial agreement effective January 8, 2019.
- m. Minutes of the Employee's Retirement System of Jersey City held December 19, 2018.
- n. Agenda - Employee's Retirement System of Jersey City scheduled for January 16, 2019.
- o. Letter dated January 8, 2019 from Katarina Seymour, E2 Project Management, LLC., to Robert Byrne, City Clerk re: Amended Response Action Outcome, St Aloysius Church School Convent, 709-21 West Side Avenue, Jersey City.
- p. Letter dated January 7, 2019 from W. Nevins McCann, Connell Foley, Attorney at Law to Anthony Esposito, Acting Tax Collector re: 70 Hudson Street Urban Renewal Associates, LLC.
- q. Letter dated January 7, 2019 from W. Nevins McCann, Connell Foley, Attorney at Law to Anthony Esposito, Acting Tax Collector re: 90 Hudson Street Urban Renewal Associates, LLC.
- r. State of New Jersey, Department of Environmental Protection, Division of Land Use regulation dated January 3, 2019 from Christian Zografos re: Flood Hazard Area Individual Permit.
- s. Letter dated January 7, 2019 from Charles J. Harrington, III, Connell Foley, Attorneys at Law to Mira Prinz-Arey, Councilwoman re: Ordinance 18-150, to rescind Ordinance 16-011 and terminate the Tax Exemption Default Notice/ Violation of Section 5.1 of the Financial agreement, 305 West Side Avenue, Jersey City.
- t. Letter from Charles J. Harrington, III, Esq, Connell Foley, Attorneys at Law to Property Owners Harborside Unit A Urban Renewal, LLC re: 200 Greene Street, Planning Board meeting scheduled

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**\*\*6. PETITIONS AND COMMUNICATIONS**

for Tuesday, January 22, 2019 at 5:30 p.m. at 280 Grove Street, Jersey City.

- u. Letter dated January 11, 2019 from Kara Isgro, LSRP., Dresdner Robin to Robert Byrne, City Clerk re: Initial Receptor Evaluation, PSE&G Hudson Generating Station, Duffield & Van Keuren Avenue, Jersey City.
- v. Legal Public Notice from James C. McCann, Esq., Attorneys at Law, Connell Foley, LLP to Robert Byrne, City Clerk re: Notice of public hearing by the Planning Board re: 100 Water Street Development LLC., January 22, 2019 at 5:30 p.m. at 280 Grove Street, Jersey City.
- w. Jersey City Municipal Utilities Authority Minutes of the Board of Commissioners Meeting held December 27, 2018.
- x. Letter dated January 15, 2019 from Kaitlyn McGrath, McLaren Engineer Group to Robert Byrne, City Clerk re: Permit Application for Liberty Landing Waterfront Design.



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**\*\*7. OFFICERS COMMUNICATIONS**

**NONE**

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**\*\*8. REPORT OF DIRECTORS**

- a. Letter dated January 11, 2019 from Steven M. Fulop, Mayor to President and Members of the Municipal Council re: Appointing Vijaya Desai, of Jersey City to serve as an Alternate Member #1 of the Jersey City Planning Board. Ms. Desai's term will expire on December 31, 2020.

## **\*\*9. CLAIMS**

- A. City Clerk
- B. Mayor's Office
- C. Tax Assessor
- D. Department of Administration
- E. Department of H.E.D. & C.
- F. Department of Health & Human Services
- G. Department of Human Resources
- H. Department of Public Safety
- I. Department of Public Works
- J. Department of Recreation

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| a. | Resolution authorizing an Emergency Temporary Appropriation.   | Res. 19-026 |
| b. | Resolution requesting approval of the Director of the Division of Legal Government Services for the City of Jersey City to establish a Dedicated Trust by Rider for an Employer Payroll Tax.   | Res. 19-027 |
| c. | Resolution appointing Stephanie Santana custodian of the Petty Cash Fund for the Division of Accounts & Control.   | Res. 19-028 |
| d. | Resolution authorizing cancellation of tax balances, lot cleaning changes, abatement charges, special improvement changes and credits of \$10.00 or less for the tax year 2018 and prior years.  | Res. 19-029 |
| e. | Resolution authorizing the purchasing agent to sell various impounded motor vehicles at Public Auction.  | Res. 19-030 |
| f. | Resolution authorizing the payment of common expenses relating to the six (6) city owned residential condominium units located at 311 Washington street.   | Res. 19-031 |
| g. | Resolution authorizing the settlement of the lawsuit Jarrett Blair v. City of Jersey City, et al.  | Res. 19-032 |
| h. | Resolution adopting the State of New Jersey Citizen Participation Plan for Community Development Block Grant Disaster Recovery (CDBG-DR-Sandy Recovery Program.  | Res. 19-033 |
| i. | Resolution authorizing the City of Jersey City to acceptance funds from the New Jersey Department of Law and Public Safety, Division of Criminal Justice on behalf on the Police Department to purchase Body Armor 2018 Body Armor Replacement Fund. | Res. 19-034 |
| j. | Resolution authorizing the acceptance of a grant award from the County of Hudson Office of Cultural & Heritage Affairs/Tourism Development.  | Res. 19-035 |
| k. | Resolution accepting grant funds for the 2016 Recycling Tonnage Grant from the New Jersey Department of Environmental Protection for the City of Jersey City.  | Res.19-036  |
| l. | Resolution removing a restriction from the deed of conveyance that affects Block 10703, Lot 2.01, (F/K/A) Block 1868, Lots 6, 7, 8, 28, 29, 30,, 31 and 32) also known as 12-16 Enos Place and 13-21 Jones Street.                                   | Res. 19-037 |
| m. | Resolution authorizing mortgage subordination agreement for 88-96 Virginia Avenue a/k/a Block 21101, Lot 57.01, 57.02, 57.03, 57.04, 57.05, Block 1978, Lot 41.99.   | Res. 19-038 |

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| n. | Resolution authorizing the Business Administrator to execute a discharge of mortgage affecting 1209 Summit Avenue, Unit #403, a/k/a Block 897, Lot 10 (F/K/A/ Block 1309, Lot 9).   | Res. 19-039 |
| o. | A resolution authorizing the execution of a memorandum of understanding between the City of Jersey City and the Jersey City Economic Development Corporation and the execution of a memorandum of understanding between the City of Jersey City and Saint Peter's University.                                       | Res. 19-040 |
| p. | A resolution authorizing an extension of the agreement with the Center for Court Innovation (A Project of the Fund of the City of New York ) to provide Technical Assistance and Training.  | Res. 19-041 |
| q. | A resolution authorizing the execution of a third amendment to an agreement with A. R. James & Company, LTD. D/B/A/ A. R. James Media to construct and maintain bus shelters and approving two new sites for the installation of a bus shelter.   | Res. 19-042 |
| r. | Resolution authorizing the award of a contract to Dell Marketing, LP for the purchase and delivery of Optiplex Computers under state contract for the Department of Public Safety, Communications Center.   | Res. 19-043 |
| s. | Resolution authorizing the award of a contract to Software House International for the purchase and implementation of Govpilot Software Modules under state contract funded by the Department of Administration, Division of Information Technology.  | Res. 19-044 |
| t. | Resolution authorizing the award of a contract to Lawmen Supply Company for the purchase and delivery of bleeder kits for the Department of Public Safety, Office of Emergency Management and Homeland Security.  | Res. 19-045 |
| u. | Resolution authorizing an award of a contract to National Auto Fleet Group for the purchase and delivery of Two 2019 Chevrolet Pickup Trucks for the Department of Public works, Division of Sanitation through the Sourcewell Purchasing Cooperative (Formerly known as the National Joint Powers Alliance, NJPA). | Res. 19-046 |
| v. | Resolution authorizing the renewal of an open end contract with Lincoln Recycling Services, LLC., for the disposal of various waste types for the Department of Public Works/Division of Sanitation.  | Res. 19-047 |
| w. | Resolution authorizing the award of a contract to Route 23 Auto Mall, LLC., for the purchase and delivery of Two Ford F550 Chassis XL Trucks under state contract for the Department of Public Works, Division of Automotive Maintenance.   | Res. 19-048 |

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| x.  | Resolution authorizing an award of a contract to Mid-Atlantic Truck Centre, Inc., for the purchase and delivery of four international dump trucks for the Department of Public Works, Division of Automotive Maintenance through the Educational Services Commission of New Jersey (ESC NJ), formerly Middlesex Regional Educational Services Commission (MRESC).         | Res. 19-049 |
| y.  | Resolution authorizing an award of a contract to Cliffside Body Corporation for the purchase and delivery of a dump body with snow and tailgate spreader for the Department of Public Works, Division of Automotive Maintenance through the Educational Services Commission of New Jersey (ESC NJ), formerly Middlesex Regional Educational Services Commission (MRESC).  | Res. 19-050 |
| z.  | Resolution authorizing an award of a contract to Cliffside Body Corporation for the purchase and delivery of two dump bodies with snow plow and spreaders for the Department of Public Works, Division of Automotive Maintenance through the Educational Services Commission of New Jersey (ESC NJ), formerly Middlesex Regional Educational Services Commission (MRESC). | Res. 19-051 |
| z1. | Resolution authorizing an award of a contract to Cliffside Body Corporation three box spreaders for the purchase and delivery of four for the Department of Public Works, Division of Automotive Maintenance through the Educational Services Commission of New Jersey (ESC NJ), formerly Middlesex Regional Educational Services Commission (MRESC).                     | Res. 19-052 |
| z2. | Resolution authorizing the award of a contract to Veniero Lock & Safe Company, LLC., for locksmith supplies and repair services city wide for the Department of Public Works, Division of Building & Street Maintenance.  | Res.19-053  |
| z3. | Resolution authorizing a month to month extension not to exceed three (3) months effective on February 1, 2019 of a contract with Temco Building Maintenance to provide janitorial services for the Department of Public Works/Division of Buildings & Street Maintenance.  | Res. 19-054 |
| z4. | Resolution authorizing the renewal of an open end contract with Garden State Building Supply Company for lumber and assorted materials for the Department of Public Works/Division of Buildings & Street Maintenance.   | Res. 19-055 |

**\*\*10. RESOLUTIONS****CITY CLERK  
FILE #**

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| z5.  | Resolution of the Municipal Council of the City of Jersey City renewing the award of a professional services agreement to Pediatric Consulting Dr. Orlando Gonzalez of Life*Mod, LLC.   | Res. 19-056 |
| z6.  | Resolution amending and ratifying the reauthorization of professional services agreement with Calcagni & Kanefsky, LLP., to represent Eduardo Toloza, Tax Assessor, Robert Kakoleski, Business Administrator, Muhammad Akil, former Chief of Staff and the City of Jersey City in the matter of Roxanne Mays v. City of Jersey City, et al. | Res. 19-057 |
| z7.  | Resolution reauthorizing a professional services agreement with the law firm of Florio Kenny Raval, LLP., to serve as Special Counsel to represent the City of Jersey City in tax appeals.  | Res. 19-058 |
| z8.  | Resolution ratifying the award of a professional services agreement with the Law Office of Werner Suarez to represent the City of Jersey City in the matter of Anne Doyle.  | Res. 19-059 |
| z9.  | Resolution authorizing the payment of a Claim submitted by Arleo & Donohue, LLC., for providing professional services to the City in connection with Document Production.   | Res. 19-060 |
| z10. | A resolution congratulating Benicio Ortiz on his receipt of the Eagle Scout Award.  | Res. 19-061 |
| z11. | A resolution congratulating Sean Fuehrer on his receipt of the Eagle Scout Award.   | Res. 19-062 |
| z12. | A resolution congratulating Oliver Flores Ortiz on his receipt of the Eagle Scout Award.  | Res. 19-063 |
| z13. | A resolution congratulating John S. Libitz, Jr., on his receipt of the Eagle Scout Award.   | Res. 19-064 |
| z14. | A resolution congratulating Christian Murgas on his receipt of the Eagle Scout Award.   | Res. 19-065 |
| z15. | A resolution congratulating Cody Christian Ross on his receipt of the Eagle Scout Award.  | Res. 19-066 |
| z16. | Resolution honoring Lynda Blackmon Lowery on the occasion of Lynda Blackmon Lowery Day at Lincoln High School.  | Res. 19-067 |
| z17. | A resolution approving the appointment of Members of the Vacant Property Advisory Committee by the Council President.   | Res. 19-068 |

**11. DEFERRED OR TABLED AGENDA AS OF JANUARY 24, 2019**

- a. Ordinance# 18-006 An ordinance approving a 30 year tax exemption for a mixed-use mixed income rental project to be constructed by Terzetto NJ Urban Renewal, LLC, an urban renewal entity, pursuant to the Long Term Tax Exemption Law N.J.S.A.40A:20-1 et seq. Tabled-9-0- prior to the close of the public hearing at the 02.14.18 meeting on motion by Councilperson Lavarro, seconded by Councilperson Robinson.
- b. Ordinance# 18-016 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Harsimus Cove Station Redevelopment Plan to amend open space requirements and standards in east-waterfront. Tabled-8-0- after the close of the public hearing at the 02.28.18 meeting on a motion by Councilperson Solomon, seconded by Councilperson Prinz-Arey and Councilperson Watterman: absent.
- c. Ordinance# 18-027 Ordinance of the Municipal Council of the City of Jersey City adopting amendments to the Land Development Ordinance in advance of potential legalization of recreational marijuana.. Tabled-8-1- after the close of the public hearing at the 03.28.18 meeting on a motion by Councilperson Lavarro, seconded by Councilperson Prinz-Arey and Councilperson Rivera: nay.
- d. Ordinance# 18-041 Ordinance rescinding Ordinance 15-108 and terminating the tax exemption and financial agreement with GS FC Jersey City PEP 2 Urban Renewal, LLC. Tabled-9-0- after the close of the public hearing at the 04.25.18 meeting on a motion by Councilperson Lavarro seconded by Councilperson Prinz-Arey.
- e. Ordinance# 18-048 Ordinance authorizing the leasing of office space in city owned property at 289 Academy Street also known as the Apple Tree House to the Jersey City Economic Development Corporation. Tabled -9-0- before the public hearing at the 05.23.18 meeting on a motion by Solomon, seconded by Prinz-Arey.
- f. Ordinance# 18-053 An ordinance amending and supplementing Chapter 251 (Pornography and Obscenity) of the Jersey City Municipal Code repealing the current verison in its entirety and adopting a new verison. Tabled -9-0- before the public hearing at the 06.13.18 meeting on a motion by Solomon, seconded by Prinz-Arey.
- g. Ordinance# 18-122 An ordinance amending and supplementing Chapter 3, (Administration of Government) Article IX (Department of Public Works) of the Municipal Code eliminating the Divisions of Automobile Impounding, Demolition and Graffiti Removal and creating a new division, the Division of Enforcement. Tabled prior to the close of the public hearing at 10.24.18 meeting on a motion by Lavarro, seconded by Watterman.
- h. Ordinance# 18-128 Ordinance authorizing the City of Jersey City to execute a lease agreement for a term on one year with LM Plaza 4A Parking LLC., for the use of twenty-nine parking spaces located at 135 Greene Street. Tabled-9-0- after the close of the public hearing at 11.20.18 meeting on a motion by Lavarro, seconded by Solomon.
- i. Ordinance# 18-150 An ordinance rescinding Ordinance 16-011 and terminating the tax exemption and financial agreement with 305 West Side Avenue Urban Renewal, LLC. Tabled-9-0- after the close of the public hearing at 01.09.19 meeting on a motion by Prinz-Arey, seconded by Yun.